

2014 ANNUAL REPORT

LOUISIANA Housing Corporation

LOUISIANA HOUSING CORPORATION



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Letter from the Executive Director

It is with great pride and optimism for the future that my colleagues and I present the fiscal year 2014 Annual Report of the Louisiana Housing Corporation (LHC). As I conclude my first year with LHC, I have been reflecting on the progress that we have made thus far, the importance of expanding access to affordable housing across the State, and the work that lies ahead. This report, the first to be produced by LHC, highlights important aspects of each of these areas.

For most of the past two years, the State and LHC staff have worked diligently to bring the disparate housing programs and services together under a unified agency. Central to this work has been the evolution of an organization that is agile enough to respond to changes in the housing market and sound enough to achieve our mission.

For nearly nine years, the State, through various agencies, has focused much of its housing investments on recovery projects. Making progress in the wake of the most devastating series of natural disasters in recent memory and in the midst of a national housing crisis has required tremendous time, effort and resources. Having recently commemorated the ninth anniversary of Hurricane Katrina, LHC is beginning to shift away from recovery and toward community revitalization through the preservation and expansion of affordable housing.

Throughout fiscal year 2014, we focused on a number of important initiatives that included: finalizing our strategic plan; establishing new programs and fine-tuning existing ones; making operational changes that included insourcing several vital services and conducting an overall agency reorganization; and commissioning a statewide Housing Needs Assessment. While much of our work has been internally focused, the efforts have already begun to bear fruit externally, and are changing the way we deliver housing and services for our most vulnerable citizens.

Through the Low Income Housing Tax Credit (LIHTC) program in particular, we have built or rehabilitated 1,770 units of affordable housing and assisted 539 residents in becoming first-time homeowners through the Community Development Block Grant (CDBG) Soft Second Mortgage (SSM) and First Time Homebuyers (FTHB) Programs. During FY14, we helped 1,130 households become more energy efficient through the Weatherization Assistance Program and provided \$33.5 million to make more than 87,000 utility payments on behalf of distressed households.

Our recovery from hurricanes Katrina, Rita, Gustav, Isaac and Ike is also progressing well. Through our various programs funded through the U.S. Department of Housing and Urban Development's (HUD) Disaster CDBG Program, to date, we have placed 10,037 units of affordable housing back into commerce. In addition, LHC has provided relief to more than 14,800 households through our housing and homeless support programs.

Looking ahead, we plan to build on the momentum we have created. To help raise awareness around the support available through LHC and solicit input on how we can better deploy our resources, we will continue our outreach and public engagement efforts. We will also continue to work with national and local banks and lending institutions to help provide access to residents in rural areas, ensuring that citizens across the State can make use of LHC loan products. The Corporation will also continue its efforts to expand the capacity of Community Housing Development Organizations (CHDO's) to make sure that services are available in parishes across the State. In addition, we will continue working to develop incentives for property owners and investors to retain affordable housing units in developments that have/will soon age out of the requirement. We will also work to preserve and improve single family homes by leveraging the efficiencies created by insourcing some of our vital programs. Lastly, we plan to use the published results from the Housing Needs Assessment (HNA) along with the establishment of the Housing Transportation Planning and Coordinating Commission to help guide future policy decisions.

Over the past two years, we have made tremendous progress and the future promises to bring even more opportunities for the citizens of our great State. I look forward to continuing the work we have begun and building on the promise of safe, affordable, and energy efficient housing for all of Louisiana.

Sincerely,



Frederick Tombar, III, Executive Director
Louisiana Housing Corporation





Letter from the Board Chairman

On behalf of the Louisiana Housing Corporation (LHC) Board of Directors, I am excited to present the 2014 LHC Annual Report, which is the first report published since the Louisiana Housing Corporation Act became effective in 2011. The last two years of transitioning from the Louisiana Housing Finance Agency, while merging the many other statewide housing programs into the LHC, have been marked by tremendous change. The new corporation has established itself as a highly effective force in providing new housing opportunities and services for residents across the State.

We are proud of the important changes that have occurred in the manner in which the organization is structured and the effect that it is having on Louisiana's families, especially the most vulnerable members of our communities. Together, with our State partners, we have been able to increase the amount of affordable housing that is available and also help make many homes more energy efficient, which ultimately allows citizens to save money. We have seen multi- and single-family construction projects financed by LHC provide new temporary and permanent jobs, and also increase fee and tax revenue for local economies. In addition, we have made great progress on our hurricane recovery efforts and the services being provided to low-income residents.

As the Chairman of the LHC Board of Directors and the Mayor of the City of Hammond, I have a deep understanding of the complexities of maintaining public trust, providing transparency and being fiscally responsible – all while carrying out an important mission. The LHC Executive Director and his staff are working tirelessly to assist local and statewide elected officials to provide assistance to constituents, revitalize aging housing portfolios, address blight, and stabilize communities.

Looking toward the future, the members of the Board and I remain excited about our continued progressive plans, and the improvements that we will see in the lives of citizens throughout our communities and across our State.

Sincerely,

A handwritten signature in dark ink, appearing to read "Mayson Foster".

Mayson H. Foster
Chairman
Louisiana Housing Corporation



LHC Board of Directors



Chairman
Mayson Foster



Vice Chairman
Larry Ferdinand



State Treasurer
John Kennedy



2013-2014 Chairman
Michael Airhart



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Guy T. Williams, Jr.



Malcolm Young, Jr.

About the Louisiana Housing Corporation

Act 408 (the Act) of the 2011 Regular Session of the Louisiana Legislature, effective July 5, 2011, created the Louisiana Housing Corporation (LHC). The intent of the Act was to consolidate the funding sources and programs for affordable housing throughout the State and provide for a coordinated approach to overall State housing policy to ensure an adequate supply of affordable and accessible housing for all residents of the State.

Prior to the establishment of LHC, billions in federal and State dollars flowed through many different agencies in Louisiana, including the Louisiana Housing Finance Agency (LHC's predecessor agency), the Office of Community Development's Disaster Recovery Unit, the Department of Health and Hospitals, the Department of Children and Family Services, and the Louisiana Housing Authority, along with many other State programs that planned, funded and monitored homeownership, homelessness prevention, rental assistance and housing-related childcare.

This consolidation of such a broad range of housing programs was unprecedented for a State housing finance agency, creating a national model for comprehensive affordable housing policy development and financing, as well as coordinating the response to statewide housing disaster recovery.





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*Affordable Housing
for Louisiana*



Housing Production—Multi-Family

9% Low Income Housing Tax Credits (9% LIHTC)—The LIHTC Program is an indirect Federal subsidy used to finance the development of affordable rental housing for low-income households. The LIHTC Program may seem complicated, but many local housing and community development agencies are effectively using these tax credits to increase the supply of affordable housing in their communities.

4% LIHTC—The low-income housing tax credit (LIHTC) program, created in 1986 and made permanent in 1993, is an indirect federal subsidy used to finance the construction and rehabilitation of low-income affordable rental housing. Washington lawmakers created this program as an incentive for private developers and investors to provide more low-income housing. Without the incentive, affordable rental housing projects do not generate sufficient profit to warrant the investment. The 30 percent subsidy, which is the 4 percent tax credit, covers new construction that uses additional subsidies or the acquisition cost of existing buildings.

Multi-Family Mortgage Revenue Bonds (MRB)—LHC is a conduit issuer for the State of Louisiana with authority to issue tax-exempt and taxable Multifamily Mortgage Revenue Bonds statewide. The bonds are used to fund loans to for-profit and nonprofit developers for the acquisition and rehabilitation or new construction of affordable rental developments. The Multifamily Bond Program is coupled with the Non-competitive (4%) Housing Tax Credit program when the bonds finance at least 50% of the cost of the land and buildings in the Development.

HOME Investment Partnership Program (HOME)—The HOME Investment Partnerships Program (HOME) provides formula grants to States and localities that communities in partnership with local nonprofits fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. LHC uses all four activities available (Rental Production, Homebuyer Production, Homeowner Rehabilitation and Tenant-based Rental Assistance).



LIHTC 4%								
Project Type	# of Project	New Units	Rehab Units	Credits	CDBG	HOME	MRB	TDC
SS/NC	1	32	0	\$242,000.00	\$3,200,000.00	\$-	\$4,500,000.00	\$6,144,011.00
NC/C	6	381	0	\$3,861,052.00	\$8,100,000.00	3,520,000.00	\$34,400,000.00	\$148,993,807.54
Acq/Rehab	5	0	352	\$1,290,499.00	0	\$1,500,000.00	\$20,165,000.00	\$70,159,904.00
Sub Rehab	2	0	40	\$254,006.00	\$3,278,143.00	\$500,000.00	\$4,500,000.00	\$12,800,517.00
Hist Rehab	0	0	0	0	0	\$-	\$-	\$-
Totals	14	413	392	\$5,647,557.00	\$14,578,143.00	\$5,520,000.00	\$63,565,000.00	\$238,098,239.54

LIHTC 9%								
Project Type	# of Project	New Units	Rehab Units	Credits	CDBG	HOME	MRB	TDC
SS/NC	11	408	0	\$6,018,667.00	\$2,000,000.00	\$4,350,000.00	\$-	\$84,592,674.91
NC/C	2	82	0	\$454,439.00	\$-	\$618,645.00	\$-	\$19,678,182.00
Acq/Rehab	3	0	310	\$1,000,000.00	\$-	\$250,000.00	\$-	\$26,768,756.00
Sub Rehab	1	0	59	\$610,000.00	\$-	0	\$-	\$6,636,301.25
Hist Rehab	1	0	106	\$2,692,132.00	\$1,000,000.00	0	\$-	\$36,595,702.00
Totals	18	490	475	\$10,775,238.00	\$3,000,000.00	\$5,218,645.00	\$-	\$174,271,616.16

Cumulative

Region	# of Projects	# of Units	LHC Contribution	Total Development Cost
RLMA - 1 New Orleans	6	352	\$34,126,221.00	\$158,752,075.00
RLMA - 2 Baton Rouge	10	549	\$21,219,676.00	\$117,655,731.19
RLMA - 3 Houma	2	141	\$11,673,391.00	\$22,801,186.00
RLMA - 4 Lafayette	1	160	\$11,662,349.00	\$18,409,153.00
RLMA - 5 Lake Charles	2	82	\$9,656,000.00	\$15,576,407.00
RLMA - 6 Alexandria	0	0	0	0
RLMA - 7 Shreveport	6	360	\$15,201,705.00	\$44,230,788.38
RLMA - 8 Monroe	5	126	\$4,765,241.00	\$34,944,514.91
Total	32	1770	\$108,304,583.00	\$412,369,855.48



\$412.4m

in Total Development Costs, anchored by LHC's \$108m contribution, impacts the economy by creating local jobs, generating revenue for municipalities, and increasing employment income.

Quick Reference

(Acq/Rehab) - Acquisition/Rehabilitation
 (CDBG) - Community Development Block Grant
 (Hist Rehab) - Historic Rehabilitation
 (NC/C) - New Construction/Conversion
 (RLMA) - Regional Labor Market Area
 (SS/NC) - Scattered Site/New Construction
 (Sub Rehab) - Substantial Rehabilitation
 (TDC) - Total Development Cost
 (MRB) - Mortgage Revenue Bonds

Housing Production—Single-Family

Market Rate GNMA Program—This program is available to potential homebuyers with household income up to 115% of area median income (AMI), established by the parish. Borrowers are not required to be first-time homebuyers. The program offers FHA/VA/RD loan products with 30-year, fixed-rate mortgages at competitive market interest rates. Rates are updated and posted daily to the LHC website. The program provides non-repayable down payment and closing costs assistance equal to 3.0% of the loan amount. The Market Rate GNMA Program allows mortgage limits set by the FHA/VA/RD loan products. Single family, one unit dwellings, condos, and townhomes are eligible property types. Borrowers that qualify for the LHC's MRB and CDBG programs are not eligible to participate in the program. Applicants may apply through LHC participating lenders. Total made available in FY 2014 – \$28,000,000.

First Time Homebuyers (FTHB) Program—The first time Homebuyers Program currently being administered is designed to fill the gap between the LMI a homebuyer can afford and the selling price of a house. The gap is a no interest/no payment second mortgage that is forgivable over a period of time. In most cases, the administering entity imposes a tiered 3-5 year affordability period. Closing cost assistance may also be offered, if the applicant qualifies. All future homebuyers must attend a homebuyer training course and present a

certificate of completion at closing. The property being purchased must pass a Housing Quality Standards (HQS) inspection. If a given property does not pass the inspection, the future homebuyer can either select to have the HQS issue reconciled or choose to purchase a different property.

Community Development Block Grant (CDBG) Soft Second Mortgage (SSM) Program—The Soft Second Mortgage Program is actually a first time homebuyers program. This program allows for funds to be utilized for construction costs. The program currently being administered is designed to fill the gap between the LMI a homebuyer can afford and the selling price of a house. The gap is a no interest/no payment second mortgage that is forgivable over a period of time. Closing cost assistance may also be offered, if the applicant qualifies. There are eligibility requirements that each applicant must meet in order to qualify for funding. These requirements are set forth by HUD, the State, and the administering parish.

National Foreclosure Mitigation Counseling (NFMC) Program—The program provides free counseling to families and individuals facing the threat of foreclosure. All recipients of NFMC foreclosure intervention counseling and legal assistance must be owner-occupants of single family (one- to four-unit properties) with mortgages in default or in danger of default.



\$16.9m

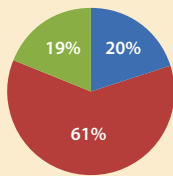
**Granted to Louisiana
Households
for the purchase of
single family homes**

Regions	
RLMA1 - New Orleans	\$1,607,412
RLMA2 - Baton Rouge	\$9,939,204
RLMA3 - Houma-Thibodeaux	\$494,746
RLMA4 - Lafayette	\$411,802
RLMA5 - Lake Charles	\$484,105
RLMA6 - Alexandria	\$1,142,057
RLMA7 - Shreveport-Bossier	\$2,871,921
RLMA8 - Monroe	\$0
Total	\$16,951,247

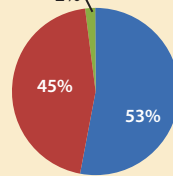
139 Loans were granted

Single individuals participated in the Market Rate GNMA program at three times the rate of married persons.
The racial/ethnic composition of borrowers was mostly split between Black and White at 53% and 45%, respectively.
The majority of the households that took advantage of the single family loan program in FY14 earned between 51%–80% of the average median income.

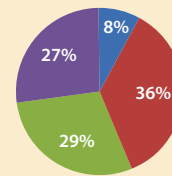
Marital Status



Race/Ethnicity



Average Median Income



■ Female Head of Household ■ Single ■ Married ■ Black ■ White ■ Asian/White ■ Hispanic ■ 0–50% ■ 51%–80% ■ 81%–100% ■ 100%–120%

The Corporation administers Parish CDBG programs which include the First Time Homebuyers Program and Soft Second Program. Through the First Time Homebuyers Program, LHC funded 77 loans representing five parishes for a total of \$2,462,224. The Soft Second Program, expended \$22,978,894 in 462 loans in three parishes.

First Time Homebuyers (FTHB) Program	Original Grant Amount	Amount Expended	Total #of Processed Loans
Cameron	3,000,000.00	170,432.89	3
Jefferson	1,360,000.00	274,417.82	5
St. Bernard	3,200,000.00	926,179.92	37
Terrebonne	3,890,000.00	881,164.79	28
Plaquemines	8,273,000.00	210,029.01	4
TOTAL	19,723,000.00	\$2,462,224	77

Community Development Block Grant (CDBG) Soft Second Mortgage (SSM) Program	Original Grant Amount	Amount Expended	Total #of Processed Loans
Cameron	525,000.00	\$0	0
City of New Orleans	52,275,000.00	18,716,865.11	358
St. Bernard	6,000,000.00	\$0	0
St. Tammany	2,625,000.00	715,516.57	24
Jefferson Parish Community Development	9,600,000.00	3,546,512.61	80
TOTAL	71,025,000.00	\$22,978,894.29	462

Regional Markets

To remain consistent with the Housing Needs Assessment, the LHC Housing Production portfolio is divided into the eight Regional Labor Market Areas (RLMA) each of which is typically referred to by the metropolitan area around which it is formed. RLMAs, as defined by the Louisiana Workforce Commission, are economically integrated areas within which individuals can reside and find employment within a reasonable distance or can readily change jobs without changing their place of residence. RLMAs consist of all 64 parishes of the State.

RLMA1 - New Orleans: Jefferson, Orleans, Plaquemines, St. Bernard, St. Charles, St. James, St. John the Baptist, St. Tammany

RLMA2 –Baton Rouge: Ascension, East Baton Rouge, East Feliciana, Iberville, Livingston, Pointe Coupee, St. Helena, Tangipahoa, Washington, West Baton Rouge, West Feliciana

RLMA3 – Houma-Thibodeaux: Assumption, Lafourche, Terrebonne

RLMA4 – Lafayette: Acadia, Evangeline, Iberia, Lafayette, St. Landry, St. Martin, St. Mary, Vermilion

RLMA5 – Lake Charles: Allen, Beauregard, Calcasieu, Cameron, Jefferson Davis

RLMA6 - Alexandria: Avoyelles, Catahoula, Concordia, Grant, LaSalle, Rapides, Vernon, Winn

RLMA7 – Shreveport-Bossier: Bienville, Bossier, Caddo, Claiborne, DeSoto, Lincoln, Natchitoches, Red River, Sabine, Webster

RLMA 8 – Monroe: Caldwell, East Carroll, Franklin, Jackson, Madison, Morehouse, Ouachita, Richland, Tensas, Union, West Carroll



Energy

Low-Income Housing Energy Assistance

Program (LIHEAP)—The LIHEAP was authorized by the Low-Income Home Energy Act of 1981 (Title XXVI of Public Law 97-35; the Omnibus Budget Reconciliation Act of 1981). As stated in Sec. 2602 (a), the program was authorized to assist low-income households, particularly those with the lowest incomes, that pay a high proportion of household income for home energy, primarily in meeting their immediate home energy needs.

Over 87,000 utility payments were made on behalf of distressed households in FY 2014, totaling \$33,505,336.31.

Weatherization Assistance Program (WAP)

—the U.S. Department of Energy's (DOE) Weatherization Assistance Program (WAP) was created in 1976 to assist low-income families who lacked resources to invest in energy efficiency. WAP is operated in all 50 States, the District of Columbia, Native American tribes, and U.S. Territories. Funds are used to improve the energy efficiency of low-income homes using the most advanced technologies and testing protocols available in the housing industry.



The cabins pictured above are used in statewide Weatherization training.

The Department of Energy is currently reviewing the revised 2013 State Plan and when approved, those funds will be released to the 12 WAP providers. The providers are currently weatherizing homes under the LIHEAP grant. 15% (\$6 million) of the LIHEAP grant award is budgeted to supplement the DOE/WAP program.

From July 1, 2013 through June 30, 2014, the WAP supported 1,130 households by providing an average of \$6,200 per home to improve energy efficiency. Of the 2,028 members of those households, over 50% (1,373) were elderly and/or disabled.

\$33.5m

Over 87,000 utility payments made on behalf of distressed households

\$6,200

Average cost per home to assist 1,130 households to improve energy efficiency



Disaster Recovery Housing

Katrina/Rita Recovery Programs

Since the disasters of hurricanes Katrina and Rita in 2005, the State has received \$13.4 billion in Disaster CDBG funds from the U.S. Department of Housing and Urban Development for recovery.

Program	Affordable Units Created/Properties Completed Construction	% of Goal	Funds Disbursed/Total Payments	% of Total Applicant Allocation	Balance of All Available Funds	Contract Expiration
Small Rental Property Program	7,602	91%	\$ 620,339,798	96%	\$ 28,840,771	1/15/2015
Neighborhood Stabilization Program 3 (NSP3)	35	100%	\$ 4,352,172	97%	\$ 263,2800	1/15/2015
Nonprofit Rebuilding Pilot Program (NRPP)	153	96%	\$ 14,875,089	61%	\$ 11,124,911	6/30/2015
Plaquemines Parish Homeowner Rehab Program	13	81%	\$3,032,456	76%	\$ 903,292	6/30/2015
Housing Development Loan Fund/Land Assembly Operations	658	n/a	\$ 6,171,752	46%	\$ 7,262,211	12/31/2014
TO DATE TOTAL	8,461		\$ 648,771,267		\$ 48,394,465	

Housing Recovery:

- Small Rental Property Program (SRPP)**—The Small Rental Property Program (SRPP) aims to restore and rebuild the stock of one to four unit rental properties in order to address the housing needs of low to moderate income people in the most heavily damaged areas. The program provides affordable rents for working families by encouraging redevelopment in impacted communities. The goal is to help the housing market and provide neighborhoods with new or renovated, best-practice, mixed-income units.
- Non-Profit Rebuilding Pilot Program (NRPP)**—The program is administered by the LHC and was a competitively awarded program that provided grants to rebuilding organizations that had a proven track record in assisting homeowners to meet the gap in rebuilding their storm- or flood-damaged homes. Funds were used to purchase the materials used in rebuilding the applicant's home, pay labor costs, etc.

Indicator	Target	% of Goal
Number of closings completed	4,911	95%
Number of rental units created	9,594	90%
Number of affordable units created	8,386	91%
Percent of units that are affordable	87%	100%

Indicator	Target	% of Goal
Number of closings completed	160	98%
Number of properties completed construction	160	95%

- Neighborhood Stabilization Program 3 (NSP3)**—Working in partnership with the Small Rental Property Program, NSP3 addresses the housing needs of low to moderate-income people in a specific target area of the Lower Ninth Ward of New Orleans. NSP3 will provide gap financing in the form of forgivable

loans to property owners to help restore their damaged units and offer them at affordable rents to income eligible tenants.

- Plaquemines Parish Homeowner Rehabilitation Program**—This program allows the conversion of a portion of the parish's Small Rental allocation to be used as a Homeowner Rehabilitation Program. Governed by the CDBG rehab program guidelines, these funds will be used to assist eligible homeowners to complete their repairs or rebuild in Plaquemines Parish only. Both Road Home and non-Road Home participants are eligible for the program.

Indicator	Target	% of Goal
Number of loans closed	16	88%
Number of properties started construction	16	88%
Number of properties completed construction	16	81%

- Louisiana Loan Fund**—The Enterprise Louisiana Loan Fund (ELLF) is comprised of two contractually combined programs: the Housing Development Loan Fund (HDEV) and the Housing Land Assembly Operations (HLAS). The HDEV is a revolving fund that provides resources to qualified nonprofit and for-profit developers for early predevelopment and acquisition soft costs related to the development of affordable housing. In addition to the HDEV, there were Katrina/Rita dollars allocated to the operation of the HLAS. The purpose of the HLAS was to provide a way to jumpstart development in communities that lost the most housing. These funds are being used to cover early pre-development loans to developers that have incurred project feasibility-related costs.

Indicator	Target	% of Goal
Number of loans closed	40	40%

Budget:	Allocated	Obligated	% Obl	Total Expended	% Exp	Balance
HDEV	\$11,363,963	\$7,798,963	68%	\$2,036,793	43%	\$7,262,211
HLAS	\$2,068,631	\$2,068,631	100%	\$2,068,631	99%	\$0
TOTAL	\$13,432,594	\$9,867,594	73%	\$4,105,424	41%	\$7,626,211



Gustav/Ike Recovery Programs

The State has received \$1.09 billion in Disaster CDBG funds from the U.S. Department of Housing and Urban Development for recovery from hurricanes Gustav and Ike.

Program	Affordable Units Created/Properties Completed Construction	% of Goal	Funds Disbursed/ Total Payments	% of Total Applicant Allocation	Balance of All Available Funds	Contract Expiration
State Affordable Rental Program (ARP)	489	87%	\$42,105,015	96%	\$5,952,287	varies
Parish Affordable Rental Program	208	35%	\$11,524,250	44%	\$14,425,750	varies
Parish Housing Program	879	62%	\$20,231,850	56%	\$16,159,113	varies
TO DATE TOTAL	1,576		\$73,861,115		\$36,537,150	

- **State Affordable Rental Program**—The Affordable Rental Competitive Program (ARP) will restore and create affordable rental housing for individuals with low and moderate incomes through the new construction of rental housing or the acquisition/rehabilitation of existing facilities. Municipalities, parishes, nonprofit organizations, and developers in the 53 parishes affected by hurricanes Gustav and/or Ike were eligible to compete in the program.

Indicator	Target	% of Goal
Loans Closed	17	94%
Projects With Drawdowns	17	94%
Affordable Units Created	559	87%
Total Units Created	682	90%
Percent Affordable Units	82%	87%

- **Parish Affordable Rental Program**—The five parishes most impacted by hurricanes Gustav and Ike, as assessed by HUD housing damage estimates, were allocated a share of \$24 million to invest in affordable housing. The initial allocations were as follows:

Terrebonne:	\$10,000,000
Cameron:	\$ 4,000,000
Iberville:	\$ 4,000,000
East Baton Rouge:	\$ 3,000,000
Lafourche:	\$ 3,000,000

Indicator	Target	% of Goal
Applications Approved	5	100%
Projects with drawdowns	13	92%
Number of housing units created	633	35%

- **Parish Housing Programs**—In order to address the housing recovery needs resulting from hurricanes Gustav and Ike, the State provided Disaster CDBG funds from HUD directly to the impacted parishes. Choosing from a variety of programs (e.g., Homeowner Rehab., First Time Homebuyer, and Neighborhood Redevelopment), parishes have used these funds to assist homeowners throughout the State.

Indicator	Target	% of Goal
Applications Received	33	100%
Applications Approved	33	97%
Projects With Drawdowns	32	84%
Projects With 90% Expended	32	13%

Louisiana Housing Authority

- **Homeless Supports and Housing***—This program funds the restoration and expansion of homelessness housing capacity in hurricane impacted areas by providing funds for repairing damaged facilities and the creation of permanent supportive housing units.
- **Supportive Housing Services***—This program is to arrange for and provide an array of services designed to assist individuals in transitioning to permanent supportive housing and in maintaining successful, long-term tenancies.
- **Calcasieu Parish Homeless Prevention***—This program provides short term rental assistance and capacity building for the local Continuum of Care.
- **Emergency Solutions Grants**—This program provides funding to operate emergency shelters and provides homeless prevention, rapid rehousing assistance.
- **Hurricane Isaac HOME Tenant Based Rental Assistance (TBRA)**—This program provides one year of rental assistance to elderly, disabled and homeless households displaced by Hurricane Isaac.
- **Youth Aging out of Foster Care**—This program is in partnership with the Department of Children and Family Services and provides two years of rental assistance to youth aging out of foster care.
- **Shelter Plus Care (S+C)**—This program provides rental subsidies to people experiencing homelessness with disabilities, primarily those with chronic mental illness, substance abuse and HIV/AIDS in the Gulf Opportunity Zone.
- **Project Based Voucher Program (PBV)**—This program provides rental assistance to severely disabled households in need of permanent supportive housing in the Gulf Opportunity Zone.
- **Section 811 Project-Rental Assistance Demonstration**—This program provides rental assistance to severely disabled households in need of permanent supportive housing throughout Louisiana.
- **Louisiana Services Network Data Consortium**—This funding is consolidating the 9 separate Homeless Management Information Systems into one statewide system.

*LHC administers these programs but does not receive program funds.

Program	Households Served	# experiencing homelessness
Homeless Supports and Housing – Katrina/Rita	51 (units are under construction)	All households will be homeless at move in
Supportive Housing Services – Katrina/Rita	5,831	1,704 (of that number 853 are chronically homeless)
Calcasieu Parish Homeless Prevention – Gustav/Ike	289	All households served were at risk of homelessness
Emergency Solutions Grant	6,128	All households are homeless or at risk of homelessness
Isaac HOME Tenant Based Rental Assistance (TBRA)	83	All were displaced by Isaac
Youth Aging Out of Foster Care – HOME TBRA	22	Data not available
Shelter Plus Care (S+C)	1,045	All households were homeless at the point of entry – 64 Veterans served in CY13
Project-Based Vouchers (PBV)	1,424	137 (of that number, 20 were chronically homeless)
TO-DATE	Over 14,800 Households Served	

The funds associated with these programs directly impact households, but do not represent the total amount of LHA funding or disbursements.

What Lies Ahead

The way forward is clear: LHC must become more relevant across the State. Throughout fiscal year 2014, LHC's staff and Board focused on effectively integrating the agency's disparate programs, organizing business units to create operational efficiencies, expanding programs to meet the agency's mission, and assessing the current state of housing in Louisiana. This work will lay the foundation for what lies ahead.

While the LHC has invested hundreds of millions of dollars in affordable housing development and homeownership across the State, many citizens and local leaders remain unaware of the Corporation, its programs and its contributions. To address this, an outreach and public engagement effort is underway to build stronger partnerships, provide public education, and receive input to help guide the deployment of the Corporation's resources. LHC leadership and Board members have begun to fan out across the State, meeting with local leaders, touring communities, and discussing needs and resources available at the local level. Technical assistance workshops and capacity building activities are being launched to engage current and prospective partners and provide tools to enable them to better take advantage of LHC's resources.

LHC recognizes partnerships with banks and other lending institutions are needed to help Louisianians achieve their dream of becoming homeowners. While there is a healthy list of lending institutions for us to partner with, LHC is dedicated to improving the ability to especially link rural areas with banks of all sizes that will ensure LHC products are more accessible across the State. Concurrent with the outreach activities to banks and lending institutions, LHC's Housing Production team is continuously working to introduce new lending tools and enhance the LHC loan products, making them readily available to both lenders and borrowers. What lies ahead is a future where every eligible Louisiana citizen will have access to an LHC loan product in their community, and that LHC will be the loan of choice for both banks and homeowners.

LHC is committed to expanding the capacity of non-profit Community Housing Development

Organizations (CHDOs). Several of LHC's funding sources require that grant funds be disbursed to non-profit and such organizations to deliver services within local communities. However, in several parishes across Louisiana there are either no non-profit housing development organizations or no such non-profits with the capacity to effectively meet the Federal and State requirements for service delivery. The Corporation has initiated focused efforts at non-profit capacity building with a mid-range goal of having well-functioning, high-capacity CHDO coverage across every Louisiana parish.

In FY2014, LHC engaged the Public Administration Institute at Louisiana State University to conduct a state-wide Housing Needs Assessment (HNA); the results of which have been presented to the LHC Board. The data and analysis obtained from the HNA will guide public engagement, policy development, and LHC investments. Further, the HNA will be updated and the analysis refined on a quarterly basis, so that the agency will stay abreast of housing and economic development needs as they evolve, rather than having static information that is updated every three to five years. These incremental assessments will allow a more dynamic understanding of housing needs and a more nimble response to address those needs, region by region, across the State.

As a result of the data obtained from the HNA and because many developments are nearing the end of their affordability period, preserving the existing affordable housing stock is a high priority for LHC. Efforts are underway to develop incentives to encourage property owners and investors to retain affordable housing units in developments that have and/or will age out of this requirement. Evidence shows that many families in Louisiana who rent are "rent-burdened," making it important to preserve existing affordable housing, while also developing new units. As strides are made toward preservation, it is also important to improve the quality of life for families living in communities where LHC invests. Future LHC investments will focus on communities that embrace smart growth concepts that will provide residents with access to healthcare, education, transportation and linkages to the local job market.

Preserving affordable housing will not be limited to only multifamily developments. Efficiencies created in FY2014 by insourcing the delivery of some of LHC's programs will allow the Corporation to make more concentrated and coordinated investments in preserving and improving owner-occupied and single family homes. Through our Homeowner Repair programs and the WAP, LHC will invest in rebuilding as well as retrofitting single family homes. LHC will enable these programs to be delivered across the State in an effort to advance our Corporation's mission of granting every Louisiana resident the opportunity to obtain safe, affordable and energy efficient housing. By sharing and analyzing data between multiple federal programs, LHC staff will be better equipped to identify needs and make the proper investments to assist homeowners with reducing the burden of maintaining their homes, and to help families recover from previous disasters.

What lies ahead is a more transparent, technologically advanced, engaged and informed statewide housing corporation with a firm commitment to become more relevant to citizens and leaders across Louisiana. The formation of LHC created a national model for statewide housing and by enhancing and expanding programs, and improving operations, the Louisiana Housing Corporation is poised to raise the national bar for comprehensive housing development and service delivery.



“What lies ahead is a more transparent, technologically advanced, engaged and informed statewide housing corporation.”



2013-2016 Strategic Plan

Strategic Priority	Address Affordable Housing Needs	Address Communities' Housing Needs	Increase Organizational Capacity
Goals	GOAL 1 - Increase and Preserve Affordable Housing Opportunities for: <ul style="list-style-type: none"> Low- and Moderate- Income Households Underserved Households Vulnerable Households 	GOAL 2 – Work with Communities to Use Affordable Housing to Support Strong, Viable Communities through: <ul style="list-style-type: none"> Implementing Effective State Housing Policy Identifying Housing Needs Affirmatively Furthering Fair Housing 	GOAL 3 – Sustain and Strengthen LHC through: <ul style="list-style-type: none"> Raising and Leveraging Capital Managing Risk Improving Operations
Objectives	Low- to Moderate- Income Households <ol style="list-style-type: none"> Expand and maintain the supply of housing stock <ul style="list-style-type: none"> Promote the development of affordable housing in areas previously under-served by the LHC Preserve existing homes Provide homeownership education Improve the Quality of Life <ul style="list-style-type: none"> Create and promote healthy and supportive living environments Link households to supportive services tailored to improving education, economic growth and employment opportunities Underserved Households <ol style="list-style-type: none"> Target resources to serve underserved populations <ul style="list-style-type: none"> Increase underserved households' awareness of LHC and our available products Create education, job training programs, employment and career opportunities targeted at underserved populations Vulnerable Households <ol style="list-style-type: none"> Increase Supportive Housing <ul style="list-style-type: none"> Increase the number of Permanent Supportive Housing (PSH) Units Decrease wait time for placement into PSH units Increase the amount of homeless prevention and rapid re-housing opportunities offered 	Effective State Housing Policy <ol style="list-style-type: none"> Leverage, Integrate and Enhance Funding Resources <ul style="list-style-type: none"> Reduce foreclosures and evictions Maintain an adequate supply of affordable housing Identify and address blight Synchronize Local, Regional, and State Efforts to Address Homelessness <ul style="list-style-type: none"> Reduce chronic homelessness Align the available resources to maximize the number of people assisted Raise awareness of available resources and issues faced by people who are homeless Serve as the State clearinghouse for information on services, housing, and transportation options for the homeless Activate the Housing and Transportation Planning and Coordinating Commission (HTPCC) Housing Needs <ol style="list-style-type: none"> Assess Current and Future Housing Needs <ul style="list-style-type: none"> Review housing and related needs of State, regional, and local communities Report and analyze specific housing issues, opportunities, and impediments that include regional and local summaries Identify areas of significant economic growth and industrial investment zones in an effort to spur development of workforce housing Identify opportunities to address housing challenges specifically related to transportation Maintain a housing disaster recovery toolkit and lead response and coordination efforts Fair Housing Initiatives <ol style="list-style-type: none"> Affirmatively Further Fair Housing <ul style="list-style-type: none"> Provide outreach and assistance to ensure compliance with State and federal fair housing laws Eliminate impediments to fair housing 	Raising and Leveraging Capital <ol style="list-style-type: none"> Increase Capital Capacity <ul style="list-style-type: none"> Maintain Aaa and A1 issuer credit ratings by Moody's Leverage and increase capital alternatives to ensure adequate support for LHC's lending programs Develop a Strategic Financial Plan Managing Risk <ol style="list-style-type: none"> Mitigate Losses <ul style="list-style-type: none"> Assess delinquencies, bankruptcies, and foreclosures and implement reduction strategies Monitor properties to ensure fiduciary responsibility, financial stability and viability Improve and maintain physical condition of property Retain assets aging out of compliance in LHC portfolio Determine if additional underwriting and policy changes are required to mitigate emerging risks Expand Compliance Responsibilities <ul style="list-style-type: none"> Monitor the significant ongoing changes in its regulatory environment, and continue to enhance LHC's regulatory compliance systems to keep fully abreast of new industry and program requirements Implement new Compliance Monitoring departmental strategies and technology to improve efficiency and project management Improving Operations <ol style="list-style-type: none"> Increase Capabilities and Efficiencies <ul style="list-style-type: none"> Identify and implement process improvement initiatives Develop and refine eBusiness strategies and systems Evaluate the feasibility of an internal loan servicing system Develop a multi-rater feedback tool to assess partners' needs and expectations Manage all funding sources via enterprise systems of record Continually identify opportunities to develop in-house expertise Cultivate Human Capital <ul style="list-style-type: none"> Define core values and align organizational culture Improve employee morale Implement LHC workforce planning



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